Grantee: St Paul, MN

Grant: B-08-MN-27-0002

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number: B-08-MN-27-0002	Obligation Date: 03/20/2009	
Grantee Name: St Paul, MN	Award Date: 03/20/2009	
Grant Amount: \$4,302,249.00	Contract End Date: 03/27/2013	
Grant Status: Active	Review by HUD: Reviewed and Approved	
QPR Contact: Beth Ulrich		
Disasters:		
Declaration Number NSP		
Narratives		
Areas of Greatest Need:		
Maps and Tables of areas of greatest need are located at www.stpaul.gov/nsp. While data on foreclosures and vacant buildings show that they continue to be concentrated mainly in ISP Priority Areas (Frogtown, North End, Payne-Phalen, and Dayton's Bluff neighborhoods), zip code-level data suggests a broader distribution of subprime and delinquent subprime loans that encompasses both the ISP areas as well as some neighborhoods beyond them. The broader distribution of need indicated by these four data sets appears to reflect the need as indicated by HUD&rsquos foreclosure risk scores. Therefore, NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas. NSP funds will be used as follows: 1.)Administration \$430,224. 2.) Acquisition/Demolition of Vacant Residential Buildings (this would basically be vacant land). Amount \$200,000 at 50% of median income. Amount \$747,000 at 120% of median income. 3.) Acquisition of Vacant Residential Buildings for Future Resale (buildings the City would hold longer while addressing other issues in the area). Amount \$400,000 at 50% of median income. 4.) Acquisition & Resale of Vacant Residential Buildings (buildings that we are offering through RFP or		
are being rehabilitated by the City for resale). Amount \$475,562.25 at 50% of median income. Amount \$1,144,462.75 at 120 % of median income.		
Distribution and and Uses of Funds:		
The City will acquire vacant properties in the areas of greatest need described above. The properties will either be demolished, resold, or held for future resale. A minimum of \$1,075,562.25 (25%) of NSP funds will be used to benefit households that do not exceed 50% of median income. The City estimates that it will acquire approximately 80 properties with NSP funds. Please see specific activities listed above for more specific descriptions, budgets and performace measures.		
Definitions and Descriptions:		
Low Income Targeting:		
Acquisition and Relocation:		
Public Comment:		

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,302,249.00
Total CDBG Program Funds Budgeted	N/A	\$4,302,249.00
Program Funds Drawdown	\$0.00	\$2,365,688.27
Program Funds Obligated	\$0.00	\$4,302,249.00
Program Funds Expended	\$329,177.99	\$3,336,340.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,281.00	\$37,199.45
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$645,337.35	\$0.00
Limit on Admin/Planning	\$430,224.90	\$196,444.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,075,562.25	\$1,501,015.62

Overall Progress Narrative:

- 71 properties are being addressed under NSP 1 to date.
- 37 properties acquired for rehabilitation to date. 8 are under rehabilitation. 7 are working with developers to move to sale. 3 scopes of work are being prepared for bidding rehabilitation. 2 determined infeasible for rehabilitation and will move to demolition and land bank. 12 of the 37 properties have been sold to date. 3 properties were sold to end buyers this quarter. 2 properties were sold to Habitat this quarter (1 rehab & 1 new construction). 3 3-br units were rented this quarter to families under 50 % of median income.
 - 2 properties were demolished this quarter (1082 E 7th & 729 Burr)
 - 6 properties had demolition contracts awarded
 - 3 properties were tested for hazardous waste to move forwad with bidding for demolition
 - Staff completed 1st quarter DRGR report and submitted to HUD end of April, 2011. HUD approved.

Project Summary

Project #, Project Title	This Report Period	To Date	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ACQ-DEMO, Acquisition/Demolition	\$0.00	\$1,206,558.98	\$494,312.38
ACQ-FUT-RESALE, Acquisition for Future Resale	\$0.00	\$1,146,210.49	\$427,248.22
ACQ-RESALE, Acquisition and Resale	\$0.00	\$1,519,255.53	\$1,247,682.95
ADMIN, Administration	\$0.00	\$430,224.00	\$196,444.72

Activities

Grantee Activity Number: AD-001

Activity Title: ACQ-DEMO 50%

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only)

Under Way

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$384,471.53
Total CDBG Program Funds Budgeted	N/A	\$384,471.53
Program Funds Drawdown	\$0.00	\$184,341.21
Program Funds Obligated	\$0.00	\$384,471.53
Program Funds Expended	\$77,967.09	\$314,942.91
City of St Paul	\$77,967.09	\$314,942.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Area Benefit (Census)

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens. The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources. The budget was amended to more accurately reflect the proposed # of properties.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

3 properties were sold to end homeowners at or below 50% AMI. 1 property was sold to Habitat for new construction. 1 property was surveyed for hazardous waste and is moving forward to demolition.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/9

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AD-002

ACQ-DEMO 120% Activity Title:

Activitiy Category: Activity Status:

Land Banking - Acquisition (NSP Only) **Under Way**

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected End Date:

10/01/2008 09/30/2018

Completed Activity Actual End Date: Benefit Type:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$822,087.45
Total CDBG Program Funds Budgeted	N/A	\$822,087.45
Program Funds Drawdown	\$0.00	\$309,971.17
Program Funds Obligated	\$0.00	\$822,087.45
Program Funds Expended	\$75,260.74	\$656,594.23
City of St Paul	\$75,260.74	\$656,594.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Projected Start Date:

Area Benefit (Census)

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens. The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources. The project budget was amended to more accurately reflect the # of properties.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

1 property sold to Habit for Humanity for rehabilitation. 1 property was offered for sale under RFP. 2 properties have been demolished. Bids for demolition have been received on 1 property. Notices to Proceed to demolition were issued on 4 properties. 2 properties were advertised for demolition bids. 1 property has been surveyed for hazardous waste and will move forward to demolition.

Accomplishments Performance Measures

This Report Period Total

Cumulative Actual Total / Expected Total

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/19
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/19

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AFS-001

Activity Title: ACQ-RESALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$650,219.30
Total CDBG Program Funds Budgeted	N/A	\$650,219.30
Program Funds Drawdown	\$0.00	\$146,327.85
Program Funds Obligated	\$0.00	\$650,219.30
Program Funds Expended	\$23,834.34	\$253,607.80
City of St Paul	\$23,834.34	\$253,607.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Responsible Organization:

Activity Description:

National Objective:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by Habitat for Humanity. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources. The project budget was amended to more accurately reflect the # of properties.

Location Description:

of Properties

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

2 properties initially planned for rehab have been determined infeasible to rehab and will be demolished. 2 properties with tentative developer designation have plans being developed. 3 properties have been approved for sale to developer. A scope of work is being developed for 1 property.

This Report Period	Cumulative Actual Total / Expected
Total	Total
0	19/13

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/13
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21
# of Multifamily Units	0	16/16
# of Singlefamily Units	0	5/5

	Thi	s Report Period		Cumulative	Actual Total / E	xpected	
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%
# of Households	3	0	3	5/21	0/0	5/21	100.00
# Owner Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	3	0	3	5/16	0/0	5/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AFS-002

Activity Title: ACQ-RESALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$495,991.19
Total CDBG Program Funds Budgeted	N/A	\$495,991.19
Program Funds Drawdown	\$0.00	\$280,920.37
Program Funds Obligated	\$0.00	\$495,991.19
Program Funds Expended	\$50,152.01	\$331,072.38
City of St Paul	\$50,152.01	\$331,072.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by the City, with neighborhood CDCs, or private contractors acting as contractors. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources. The project budget was amended to more accurately reflect the actual 3 of properties.

Location Description:

of Properties

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

Actual expenses for this quarter are \$13,155.41. We are reporting a higher amount this quarter to include expenses for properties incurred in prior quarters under this activity but were not previously reported. Scope of work being developed on 1 property. An agreement was entered into with a CDC to develop scope of work on 2 properties. 1 property determined infeasible for rehab and will be demolished.

This Report Period	Cumulative Actual Total / Expected
Total	Total
0	22/9

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/9
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	9/9

	In	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR-001

Activity Title: ACQ SALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

10/01/2008 09/30/201

Direct Benefit (Households)

Benefit Type:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$466,324.79
Total CDBG Program Funds Budgeted	N/A	\$466,324.79
Program Funds Drawdown	\$0.00	\$379,042.91
Program Funds Obligated	\$0.00	\$466,324.79
Program Funds Expended	\$0.00	\$379,042.91
City of St Paul	\$0.00	\$379,042.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Completed Activity Actual End Date:

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The project budget was amended to more accurately reflect the # of properties and estimated rehab costs.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

1 property under rehab. 1 property approved by neighborhoods for sale to Habitat for Humanity.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	29/4
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/4
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/4

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	2/4	0/0	2/4	100.00
# Owner Households	1	0	1	2/4	0/0	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AR-002

Activity Title: ACQ SALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

10/01/2006 09/30/201

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,052,930.74
Total CDBG Program Funds Budgeted	N/A	\$1,052,930.74
Program Funds Drawdown	\$0.00	\$868,640.04
Program Funds Obligated	\$0.00	\$1,052,930.74
Program Funds Expended	\$101,963.81	\$970,856.15
City of St Paul	\$101,963.81	\$970,856.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,281.00	\$37,199.45
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The project budget was amended to more accurately reflect the actual # of properties and the estimated rehab costs. It is anticipated that additional properties will be addressed with as properties are sold and the funds recycled.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

8 properties are currently under rehab. 1 property was advertised under an RFP. 1 property is being reviewed for structural issues.

	This Report Period	Cumulative Actual Total / Expected		
	Total	Total		
# of Properties	0	46/11		
# of buildings (non-residential)	0	0/0		

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/11
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected		
	Total	Total		
# of Housing Units	0	11/11		
# of Multifamily Units	0	0/0		
# of Singlefamily Units	0	11/11		

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	0/11	1/11	100.00
# Owner Households	0	0	0	1/0	0/11	1/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount